

PROPERTY FORECLOSURES IN MARYLAND THIRD QUARTER 2013



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PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2013

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PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2013

EXECUTIVE SUMMARY

According to RealtyTrac, property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, fell by 6.9 percent to 376,931 events in the third quarter of 2013, and were down 29.1 percent below last year (Exhibit 1). The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, declined from 30.9 in the previous quarter to 28.8 in the current quarter. Third quarter data show that compared to the previous quarter, foreclosure activity declined double-digits in 68.0 percent of non-judicial states compared with 32.0 percent of judicial states.

Foreclosures in Maryland increased by 5.7 percent to 11,617 events in the third quarter, continuing their upward trend that started in the fourth quarter of 2011 (Exhibits 1 and 2). Maryland foreclosures increased in the third quarter by 179.7 percent over last year, posting the 5th consecutive quarter of year-over-year increases. The growth in foreclosure activity during the past five consecutive quarters can be attributed to a significant rebound of the housing market which encouraged lenders to return inventory of seriously delinquent loans to the market at an increasing pace. This enables servicers to clear their backlog of delinquent loans in several states including Maryland that ensued as a result of problems with robo-signing and other improprieties in 2011.

Notices of default increased by 14.5 percent in the third quarter to 6,120 filings and made up 51.0 percent of all foreclosure activity. On a year-over-year basis, notices of default increased for the fifth consecutive quarter, posting a 258.7 percent annual growth, the highest annual increase since the first quarter of 2008. Foreclosure sales, increased by 10.9 percent to 4,619 notices, the highest quarterly volume since the third quarter of 2010. Foreclosure sales increased 156.9 percent above last year, posting the 7th consecutive quarter of year-over-year increases. Lender purchases declined by 29.0 percent in the third quarter to 1,304 properties, recording the largest quarterly drop in two years. On a year-over-year basis, lender purchases grew 56.4 percent, posting the 4th consecutive quarter of year-over-year increases.

The increase in foreclosure events caused Maryland's national ranking in foreclosure rate to deteriorate from the 5th highest in the second quarter to the 3rd highest in the third quarter 2013. Foreclosure activity increased in 16 states in the third quarter with Maryland recording the 12th highest quarterly growth rate in the nation. The State's foreclosure rate in the third quarter was 70.5 percent above the national average rate of 28.8.

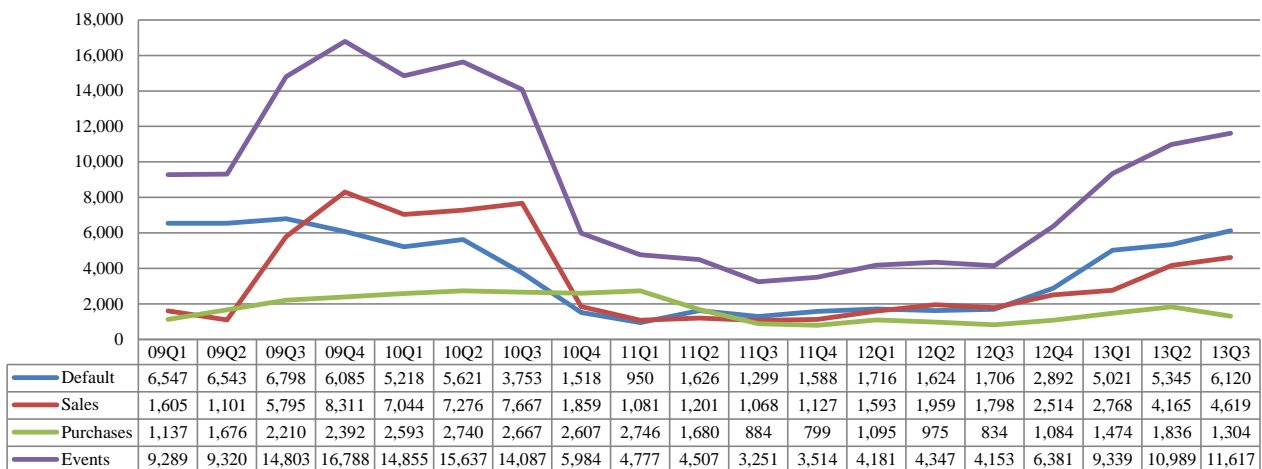
EXHIBIT 1. FORECLOSURES IN MARYLAND AND U.S. THIRD QUARTER 2013

Indicator	Notices of Default	Notices of Sales	Lender Purchases	Properties with Foreclosure Filings*
<i>Maryland</i>				
Number of Events	6,120	4,619	1,304	11,617
Change (Last Quarter)	14.5%	10.9%	-29.0%	5.7%
Change (Last Year)	258.7%	156.9%	56.4%	179.7%
<i>U.S.</i>				
Number of Events	119,730	156,375	114,575	376,931
Change (Last Quarter)	-11.4%	-11.2%	4.7%	-6.9%
Change (Last Year)	-33.5%	-30.8%	-28.2%	-29.1%

* The sum of the three stages of foreclosure may exceed the number of properties. The last column in this table represent the number of unique property foreclosures, hence multiple counting of the events has been eliminated.

Source: RealtyTrac

EXHIBIT 2. FORECLOSURE ACTIVITY IN MARYLAND 2009 Q2-2013 Q3



Source: RealtyTrac

PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2013

INTRODUCTION

Third quarter 2013 data from RealtyTrac show that, property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, fell by 6.9 percent to 376,931 in third quarter of 2013 and were down 29.1 percent below last year (Exhibit 1). The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, declined from 30.9 in the previous quarter to 28.8 in the current quarter. Foreclosure activity declined by double-digits in 68.0 percent of non-judicial states compared with 32.0 percent of judicial states.

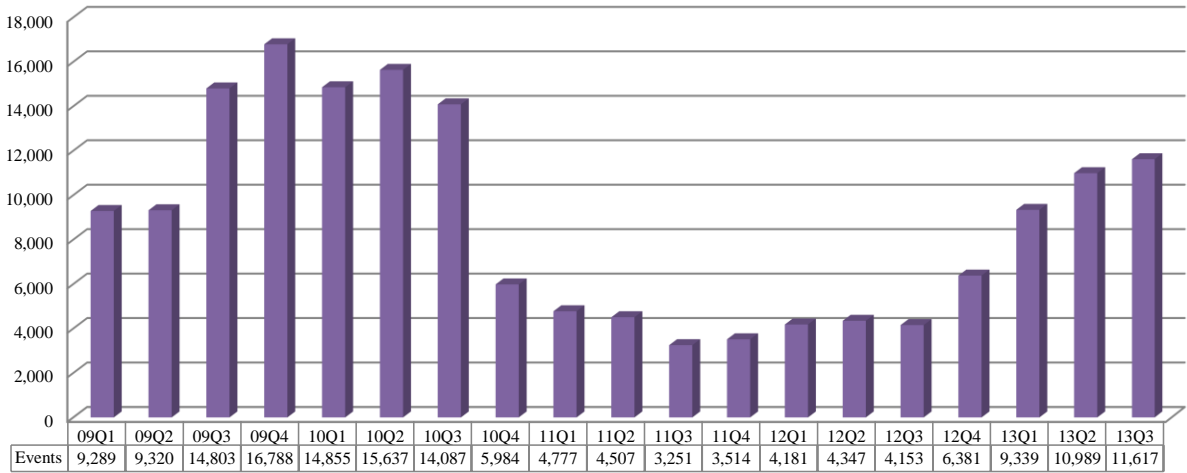
RealtyTrac reported the total number of filings in each stage of foreclosure. As a result, the sum of the three stages of foreclosure may exceed the total number of properties. However, to eliminate multiple counting of foreclosure events, total number of foreclosures in this report represents the number of unique properties only.

Foreclosures in Maryland increased by 5.7 percent to 11,617 events in the third quarter, continuing their upward trend that started in the fourth quarter of 2011 (Chart 1). Maryland foreclosures increased in the third quarter by 179.7 percent over last year, posting the 5th consecutive quarter of year-over-year increases. The growth in foreclosure activity during the past five quarters can be attributed to a significant rebound of the housing market which encouraged lenders to return inventory of seriously delinquent loans to the market at an increasing pace. This enables servicers to clear their backlog of delinquent loans in several states including Maryland that ensued as a result of problems with robo-signing and other improprieties in 2011.

Notices of default grew by 14.5 percent in the third quarter to 6,120 events and made up 51.0 of all foreclosure activity. On a year-over-year basis, notices of default increased for the fifth consecutive quarter posting a 258.7 percent annual growth, the highest annual increase since the first quarter of 2008. Foreclosure sales (38.0 percent of foreclosure activity), increased by 10.9 percent to 4,619 notices, the highest quarterly volume since the third quarter of 2010. Foreclosure sales increased 156.9 percent above last year, posting the 7th consecutive quarter of year-over-year increases. Lender purchases (11.0 percent of foreclosure activity), declined by 29.0 percent in the third quarter to 1,304 properties, recording the largest quarterly drop in two years. On a year-over-year basis, lender purchases grew by 56.4 percent, posting the 4th consecutive quarter of year-over-year increases.

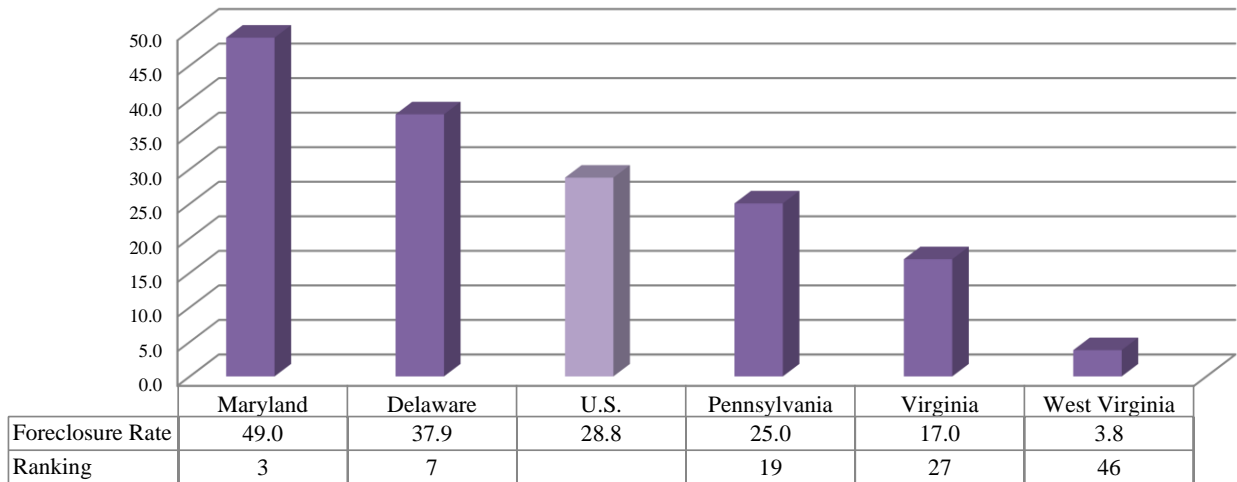
Maryland's third quarter foreclosure rate increased from 46.4 foreclosures per 10,000 households in the second quarter to 49.0. As a result, the State's foreclosure rate in the third quarter was 70.5 percent above the national average rate of 28.8. The State's national ranking in foreclosure rate declined from the 5th highest in the second quarter to the 3rd highest in the third quarter (Chart 2).

CHART 1
TOTAL FORECLOSURE ACTIVITY IN MARYLAND



Source: RealtyTrac

CHART 2
FORECLOSURE RATES IN THE REGION: 3RD QUARTER 2013
NUMBER OF FORECLOSURES PER 10,000 HOUSEHOLDS



Source: RealtyTrac

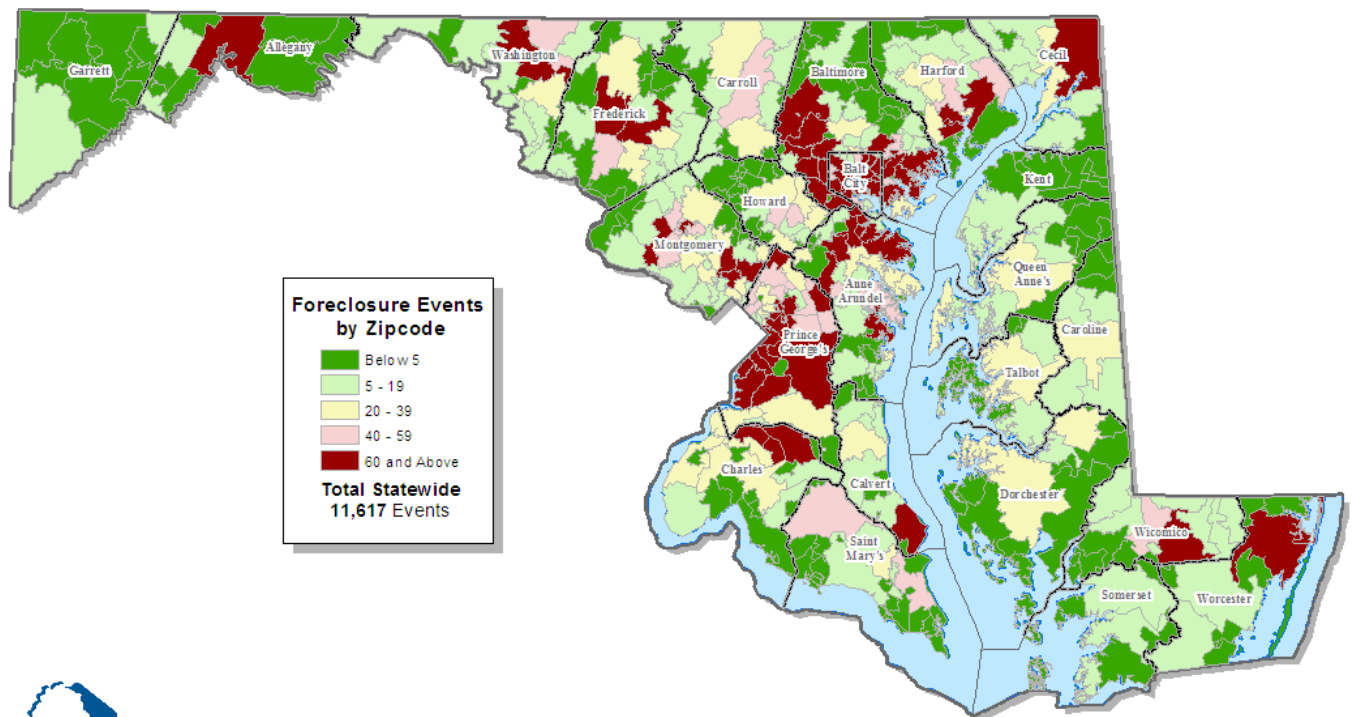
Table 1 shows the distribution of the third quarter foreclosure events in Maryland. Baltimore City with 2,204 foreclosures had the largest share of foreclosures statewide, accounting for 19.0 percent of the total. Foreclosure activity in the City fell modestly by 1.5 percent below the previous quarter but was up 257.7 percent over last year. Prince George's County with 2,019 filings had the second largest number of foreclosures, accounting for 17.4 percent of the total. The County's foreclosures grew by 32.6 percent above the previous quarter and were up 55.9 percent over last year. Baltimore County with 1,666 foreclosures, or 14.3 percent of the total, had the third highest number of foreclosures in Maryland. Foreclosures in this county fell by 8.1 percent below the prior quarter but were up 225.3 percent above last year. Other counties with large foreclosure events include Anne Arundel (1,134 events or 9.8 percent of the total), Montgomery (1,029 events or 8.9 percent), Harford (500 events or 4.3 percent), Charles (377 events or 3.2 percent), Frederick (375 events or 3.2 percent) and Washington (321 events or 2.8 percent). These nine jurisdictions represented 83.0 percent of all foreclosures events this quarter.

**TABLE 1. PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS
THIRD QUARTER 2013**

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total*			
				Number	County Share	% Change from	
						2013 Q2	2012 Q3
Allegany	65	22	11	99	0.9%	11.1%	682.1%
Anne Arundel	662	411	101	1,134	9.8%	5.0%	408.1%
Baltimore	943	611	142	1,666	14.3%	-8.1%	225.3%
Baltimore City	1,166	874	257	2,204	19.0%	-1.5%	257.7%
Calvert	73	70	36	169	1.5%	-14.6%	189.1%
Caroline	29	37	13	80	0.7%	-6.4%	282.4%
Carroll	83	89	23	188	1.6%	-6.8%	280.6%
Cecil	69	83	32	182	1.6%	0.6%	304.4%
Charles	195	147	59	377	3.2%	2.6%	263.4%
Dorchester	36	24	15	73	0.6%	10.6%	480.5%
Frederick	234	101	52	375	3.2%	-0.3%	118.6%
Garrett	13	16	5	32	0.3%	39.6%	284.1%
Harford	247	199	71	500	4.3%	27.3%	220.1%
Howard	175	83	35	287	2.5%	-8.7%	185.0%
Kent	11	17	4	30	0.3%	-27.6%	145.9%
Montgomery	524	438	111	1,029	8.9%	10.4%	119.2%
Prince George's	875	1,019	202	2,019	17.4%	32.6%	55.9%
Queen Anne's	80	54	7	127	1.1%	16.2%	280.2%
Somerset	26	24	2	54	0.5%	-15.1%	651.8%
St. Mary's	132	46	20	184	1.6%	18.1%	387.9%
Talbot	50	25	6	71	0.6%	-9.2%	185.0%
Washington	204	89	47	321	2.8%	-9.0%	187.8%
Wicomico	115	64	28	206	1.8%	24.0%	463.7%
Worcester	113	76	25	210	1.8%	45.9%	513.0%
Maryland	6,120	4,619	1,304	11,617	100.0%	5.7%	179.7%

**The sum of the three stages of foreclosure may exceed the total. Total number of foreclosures represents unique properties.
Source: RealtyTrac*

**MAP 1: DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND
THIRD QUARTER 2013**



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
Raymond A. Skinner, Secretary
Clarence J. Snuggs, Deputy Secretary

Data Source: RealtyTrac.com

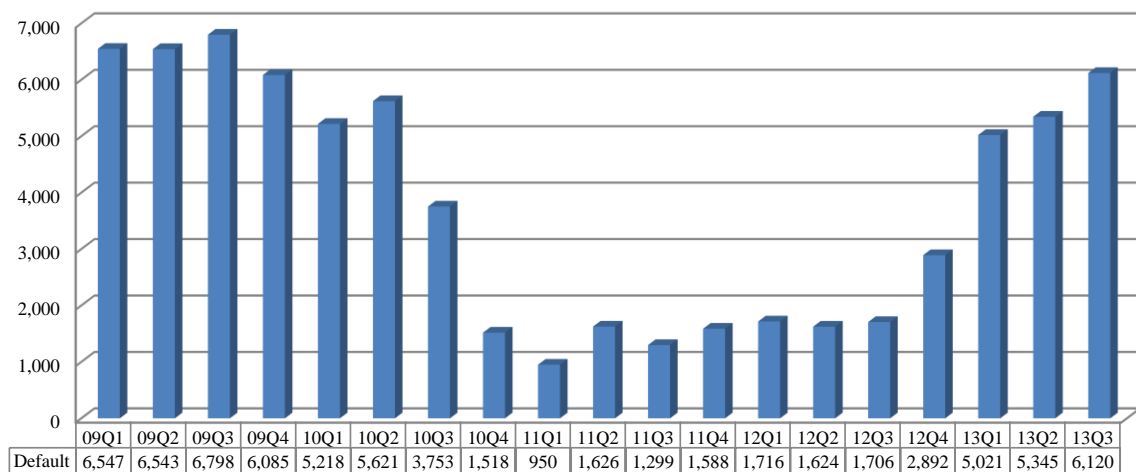
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NOTICES OF MORTGAGE LOAN DEFAULT

Notices of default grew by 14.5 percent to 6,120 filings, posting the highest quarterly volume since the third quarter of 2009 (Chart 5). On a year-over-year basis, notices of default increased for the fifth consecutive quarter, recording a 258.7 percent annual growth, the highest annual increase since the first quarter of 2008.

Baltimore City accounted for the largest share of defaults – 19.1 percent of all filings statewide or 1,166 notices (Table 2). The City’s default notices were virtually unchanged from the previous quarter but were up significantly by 673.4 percent above last year. Baltimore County with 943 default notices (15.4 percent of the total) had the second highest number of defaults in Maryland. The County’s loan defaults fell by 10.3 percent below the previous quarter but were up 643.5 percent over last year. Prince George’s County with 875 default notices, or 14.3 percent of the total, had the third highest number of notices. The County’s default notices grew by 130.6 percent over the previous quarter and were up 50.7 percent above last year. Anne Arundel County with 662 default notices, or 10.8 percent of the total, had the fourth highest number of notices. Montgomery County with 524 default notices, or 8.6 percent of the total, had the fifth highest number of notices, followed by Harford County with 247 defaults or 4.0 percent of the total, Frederick County with 234 notices (3.8 percent), Washington County with 204 notices (3.3 percent), Charles County with 195 defaults or 3.2 percent and Howard County with 175 defaults or 2.9 percent. Together, these ten jurisdictions represented 85.4 percent of all default notices issued statewide.

CHART 5
NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN MARYLAND



Source: RealtyTrac

TABLE 2
NOTICES OF MORTGAGE LOAN DEFAULT
ISSUED IN MARYLAND: THIRD QUARTER 2013

Jurisdiction	2013 Q3		% Change from	
	Number	% of Total	2013 Q2	2012 Q3
Allegany	65	1.1%	-11.5%	507.2%
Anne Arundel	662	10.8%	3.8%	776.9%
Baltimore	943	15.4%	-10.3%	643.5%
Baltimore City	1,166	19.1%	0.3%	673.4%
Calvert	73	1.2%	-14.6%	179.4%
Caroline	29	0.5%	-17.0%	619.5%
Carroll	83	1.4%	-8.7%	206.1%
Cecil	69	1.1%	-16.9%	360.0%
Charles	195	3.2%	27.4%	421.6%
Dorchester	36	0.6%	15.4%	496.7%
Frederick	234	3.8%	38.0%	114.5%
Garrett	13	0.2%	11.2%	111.1%
Harford	247	4.0%	42.5%	217.3%
Howard	175	2.9%	-2.4%	230.7%
Kent	11	0.2%	-42.3%	175.0%
Montgomery	524	8.6%	12.7%	100.3%
Prince George's	875	14.3%	130.6%	50.7%
Queen Anne's	80	1.3%	67.9%	407.4%
Somerset	26	0.4%	-26.9%	924.9%
St. Mary's	132	2.2%	75.1%	776.1%
Talbot	50	0.8%	-7.4%	735.5%
Washington	204	3.3%	23.2%	271.1%
Wicomico	115	1.9%	23.4%	382.7%
Worcester	113	1.8%	57.3%	617.6%
Maryland	6,120	100.0%	14.5%	258.7%

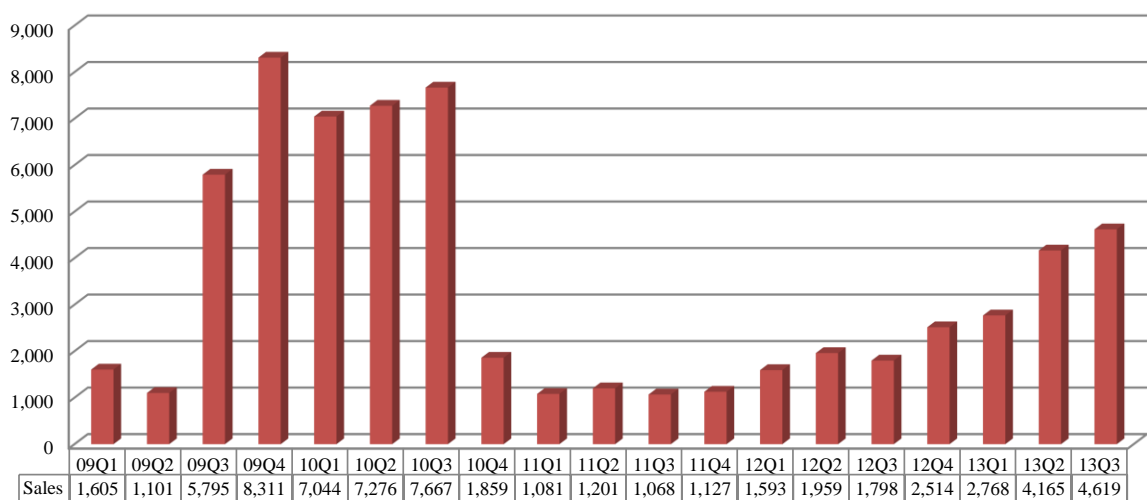
Source: RealtyTrac

NOTICES OF FORECLOSURE SALES

Foreclosure sales grew by 10.9 percent to 4,619 in the third quarter, posting the highest quarterly volume since the third quarter of 2010 (Chart 6). Foreclosure sales increased 156.9 percent above last year, recording the 7th consecutive quarter of year-over-year increases.

Foreclosure sales increased by 26.5 percent in Prince George's County to 1,019 notices and were up 109.2 percent above last year. Foreclosure sales in the county accounted for 22.1 percent of all foreclosure sales statewide, the largest share among the State's twenty-four jurisdictions (Table 3). Baltimore City with 874 notices, or 18.9 percent of the total, had the second highest number of foreclosure sales in Maryland. The City's foreclosure sales grew modestly by 2.9 percent above the previous quarter but were up significantly by 151.8 percent over last year. Baltimore County with 611 notices, or 13.2 percent of the total, had the third highest number of foreclosure sales. Notices of sales in that county edged up 0.6 percent above the previous quarter and were up 104.1 percent above last year. Montgomery County with 438 notices, or 9.5 percent of the total, had the fourth highest number of foreclosure sales this quarter. Notices of sales grew 43.7 percent above the prior quarter and were up 132.9 percent above last year. Other jurisdictions with elevated notices include Anne Arundel County with 411 notices (8.9 percent) followed by Harford County with 199 notices (4.3 percent), Charles County with 147 notices (3.2 percent), Frederick County with 101 notices (2.2 percent), Carroll and Washington counties with 89 notices (1.9 percent, each). Together, these ten jurisdictions accounted for 86.1 percent of all notices of sales issued statewide.

CHART 6
NOTICES OF FORECLOSURE SALES ISSUED IN MARYLAND



Source: RealtyTrac

TABLE 3
NOTICES OF FORECLOSURE SALES
ISSUED IN MARYLAND: THIRD QUARTER 2013

Jurisdiction	2013 Q3		% Change from	
	Number	% of Total	2013 Q2	2012 Q3
Allegany	22	0.5%	93.3%	333.3%
Anne Arundel	411	8.9%	24.7%	301.3%
Baltimore	611	13.2%	0.6%	104.1%
Baltimore City	874	18.9%	2.9%	151.8%
Calvert	70	1.5%	-14.0%	183.9%
Caroline	37	0.8%	12.9%	269.7%
Carroll	89	1.9%	3.5%	820.5%
Cecil	83	1.8%	56.6%	232.0%
Charles	147	3.2%	-15.0%	166.5%
Dorchester	24	0.5%	30.5%	902.9%
Frederick	101	2.2%	-28.8%	185.9%
Garrett	16	0.4%	242.1%	n/a
Harford	199	4.3%	17.5%	174.6%
Howard	83	1.8%	-27.8%	119.2%
Kent	17	0.4%	3.4%	255.6%
Montgomery	438	9.5%	43.7%	132.9%
Prince George's	1,019	22.1%	26.5%	109.2%
Queen Anne's	54	1.2%	28.5%	291.4%
Somerset	24	0.5%	36.0%	n/a
St. Mary's	46	1.0%	-40.6%	159.5%
Talbot	25	0.5%	44.6%	39.6%
Washington	89	1.9%	-26.1%	199.8%
Wicomico	64	1.4%	42.6%	6290.0%
Worcester	76	1.7%	65.5%	619.3%
Maryland	4,619	100.0%	10.9%	156.9%

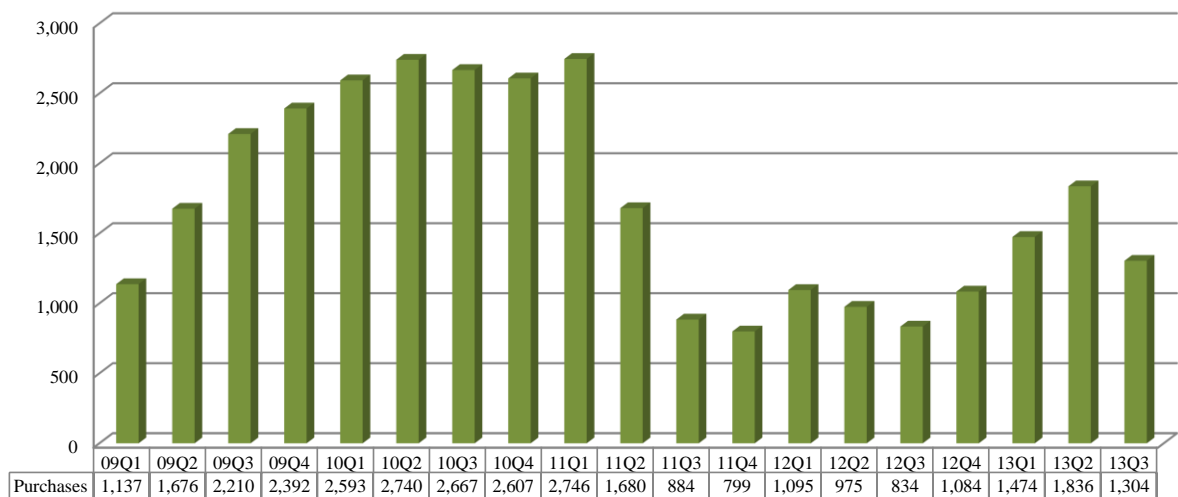
n/a denotes division by zero
Source: RealtyTrac

LENDER PURCHASES OF FORECLOSED PROPERTIES

The number of lender purchases fell by 29.0 percent in the third quarter to 1,304 properties the largest decline in two years (Chart 7). However, lender purchases grew by 56.4 percent over last year, recording the 4th consecutive quarter of year-over-year increases.

A total of 257 lender purchases occurred in Baltimore City, representing 19.7 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the City decreased by 23.2 percent below the previous quarter but were up 79.3 percent above last year. Prince George's County with 202 lender purchases (15.5 percent of the total) had the second highest concentration in Maryland. Lender purchases in the county fell by 46.2 percent below the previous quarter and were down 23.5 percent below year ago levels. Baltimore County with 142 lender purchases (10.9 percent of the total) had the third highest concentration in Maryland. Lender purchases in that county fell by 35.2 percent below the last quarter but were up 43.4 percent above last year. Other jurisdictions that recorded higher lender purchases include Montgomery County (111 purchases or 8.5 percent), Anne Arundel County (101 purchases or 7.7 percent), Harford County (71 purchases or 5.4 percent), Charles County (59 purchases or 4.6 percent) and Frederick County (52 purchases or 4.0 percent). Together, these eight jurisdictions represented 76.2 percent of all lender purchases statewide.

CHART 7
LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND



Source: RealtyTrac

TABLE 4
LENDER PURCHASES OF FORECLOSED PROPERTIES
IN MARYLAND: THIRD QUARTER 2013

Jurisdiction	2013 Q3		% Change from	
	Number	% of Total	2013 Q2	2012 Q3
Allegany	11	0.9%	42.8%	462.5%
Anne Arundel	101	7.7%	-37.0%	79.7%
Baltimore	142	10.9%	-35.2%	43.4%
Baltimore City	257	19.7%	-23.2%	79.3%
Calvert	36	2.8%	3.3%	121.9%
Caroline	13	1.0%	-28.2%	88.4%
Carroll	23	1.8%	-24.7%	50.5%
Cecil	32	2.5%	-27.3%	357.1%
Charles	59	4.6%	-1.1%	160.7%
Dorchester	15	1.2%	-3.2%	191.9%
Frederick	52	4.0%	-27.6%	57.1%
Garrett	5	0.4%	-7.2%	58.3%
Harford	71	5.4%	6.8%	184.3%
Howard	35	2.7%	33.0%	93.1%
Kent	4	0.3%	-29.5%	1.5%
Montgomery	111	8.5%	-36.5%	253.3%
Prince George's	202	15.5%	-46.2%	-23.5%
Queen Anne's	7	0.5%	-66.7%	39.6%
Somerset	2	0.1%	-83.8%	-61.9%
St. Mary's	20	1.5%	32.9%	118.4%
Talbot	6	0.5%	-33.3%	200.0%
Washington	47	3.6%	-32.7%	28.8%
Wicomico	28	2.2%	-7.8%	79.1%
Worcester	25	1.9%	-16.5%	182.9%
Maryland	1,304	100.0%	-29.0%	56.4%

Source: RealtyTrac

FORECLOSURE HOT SPOTS

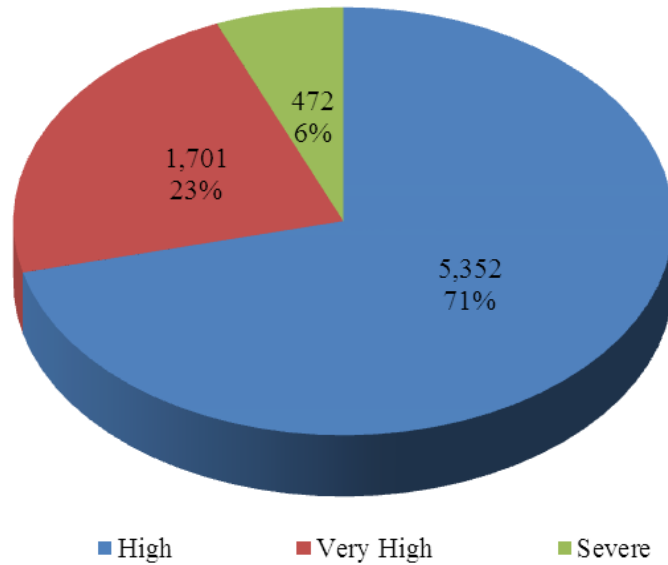
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the current quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. An index of 82 represents the weighted average foreclosure rate of 158 homeowner households per foreclosure in the third quarter of 2013. For example, the Franklin community of Baltimore City (zip code 21223) recorded a total of 127 foreclosure events in the third quarter, resulting in a foreclosure rate of 35 homeowner households per foreclosure and a corresponding foreclosure index of 371. As a result, the foreclosure concentration in Franklin is 271 percent above the state average index of 100. Overall, a total of 7,525 foreclosure events, accounting for 64.8 percent of all foreclosures in the third quarter, occurred in 108 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 82 homeowner households per foreclosure and an average foreclosure index of 158. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 5,352 foreclosures in 86 communities, accounting for 71.1 percent of foreclosures in all *Hot Spots* and 46.1 percent of all foreclosures statewide (Charts 8 and 9). These jurisdictions recorded an average foreclosure rate of 95 and an average foreclosure index of 136.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure problem recorded 1,701 events in 18 communities, representing 22.6 percent of foreclosures across all *Hot Spots* and 14.6 percent of foreclosures statewide. These communities had an average foreclosure rate of 53 and an average foreclosure index of 242.

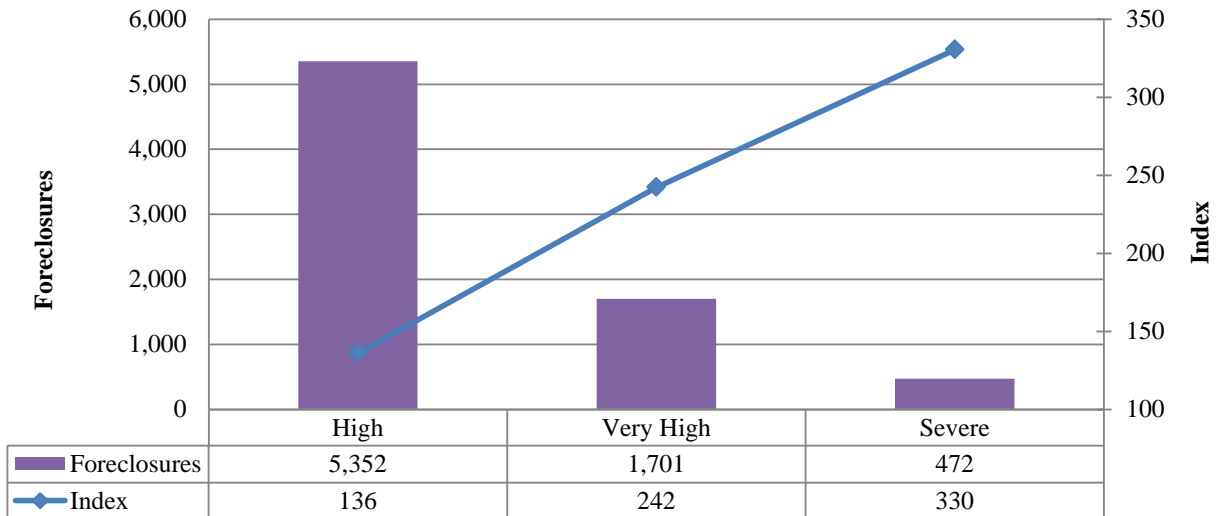
The "severe" group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a "severe" foreclosure problem reported a total of 472 foreclosures in four communities, accounting for 6.3 percent of all foreclosures in *Hot Spots* communities and 4.1 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 39 and an average foreclosure index of 330.

CHART 8
FORECLOSURE HOT SPOTS IN MARYLAND, THIRD QUARTER 2013



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

CHART 9
FORECLOSURES AND FORECLOSURE INDEX
IN MARYLAND'S HOT SPOTS COMMUNITIES, THIRD QUARTER 2013



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 5
CHARACTERISTICS OF FORECLOSURE HOT SPOTS IN MARYLAND
THIRD QUARTER 2013

Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	86	18	4	108
% of <i>Hot Spots</i> Communities	79.6%	16.7%	3.7%	100.0%
% of <i>All</i> Communities	16.6%	3.5%	0.8%	20.8%
Foreclosures	5,352	1,701	472	7,525
% of <i>Hot Spots</i> Communities	71.1%	22.6%	6.3%	100.0%
% of <i>All</i> Communities	46.1%	14.6%	4.1%	64.8%
Average Foreclosure Rate	95	53	39	82
Average Foreclosure Index	136	242	330	158
Number of Households	505,837	90,327	18,383	614,547
% of <i>Hot Spots</i> Communities	82.3%	14.7%	3.0%	100.0%
% of <i>All</i> Communities	33.8%	6.0%	1.2%	41.1%

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

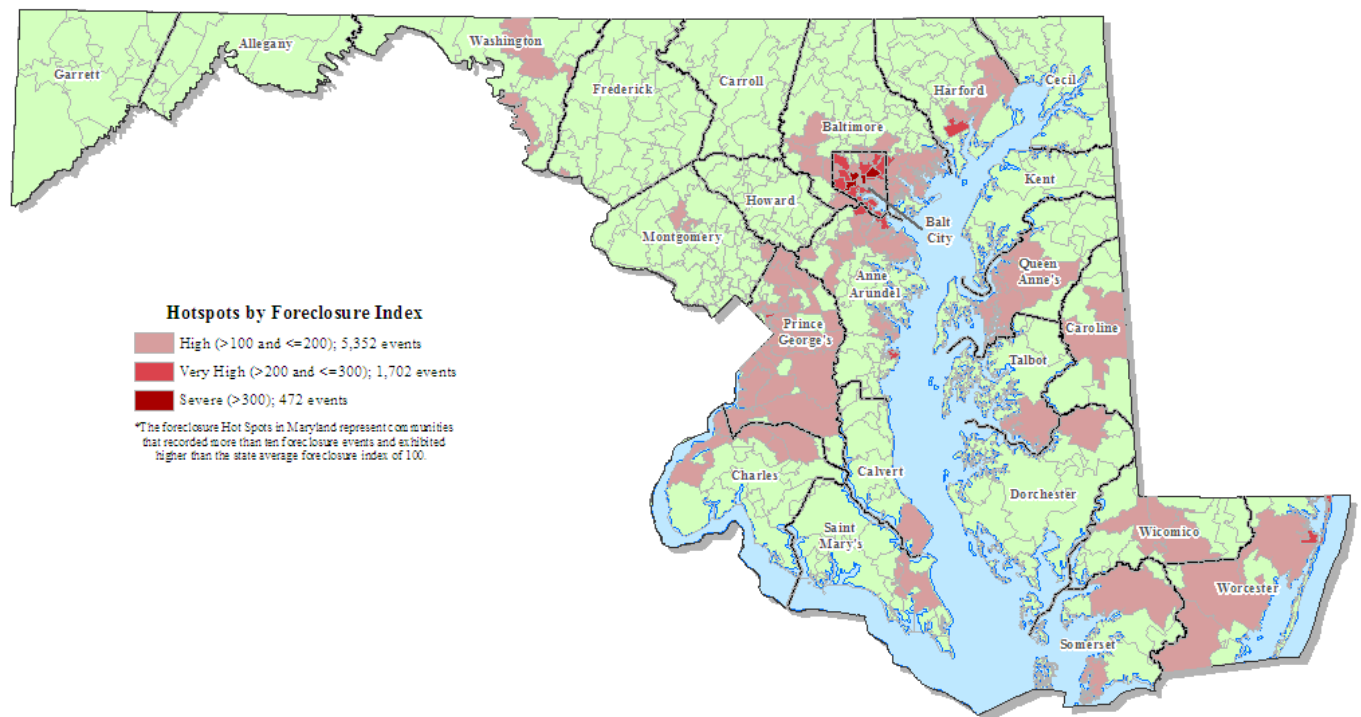
TABLE 6
FORECLOSURE *HOT SPOTS* IN MARYLAND
THIRD QUARTER 2013

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe Foreclosures						
Baltimore City	4	472	100.0%	39	330	18,383
Maryland	4	472	100.0%	39	330	18,383
Very High Foreclosures						
Anne Arundel	3	119	7.0%	54	238	6,464
Baltimore	2	97	5.7%	55	233	5,391
Baltimore City	10	1284	75.5%	52	246	67,253
Harford	1	101	5.9%	62	207	6,285
Prince George's	1	13	0.8%	64	202	830
Worcester	1	86	5.1%	48	270	4,104
Maryland	18	1,701	100.0%	53	242	90,327
High Foreclosures						
Anne Arundel	7	621	11.6%	106	121	65,923
Baltimore	13	1131	21.1%	99	130	112,364
Baltimore City	9	422	7.9%	81	159	34,094
Calvert	1	74	1.4%	81	159	6,006
Caroline	2	46	0.9%	88	147	4,032
Charles	5	278	5.2%	83	156	22,906
Dorchester	1	24	0.4%	72	180	1,719
Frederick	1	15	0.3%	93	138	1,402
Harford	4	198	3.7%	106	121	20,989
Montgomery	3	173	3.2%	101	128	17,400
Prince George's	23	1764	32.9%	90	144	158,046
Queen Anne's	3	56	1.0%	102	126	5,701
Somerset	2	36	0.7%	100	129	3,600
St. Mary's	2	61	1.1%	101	127	6,174
Talbot	1	14	0.3%	77	167	1,080
Washington	2	174	3.3%	87	148	15,088
Wicomico	4	154	2.9%	118	109	18,175
Worcester	3	112	2.1%	100	129	11,139
Maryland	86	5,352	100.0%	95	136	505,837

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

MAP 2

DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND THIRD QUARTER 2013



Source: RealtyTrac and DHCD Office of Research

JULY 2014 10/28/2013

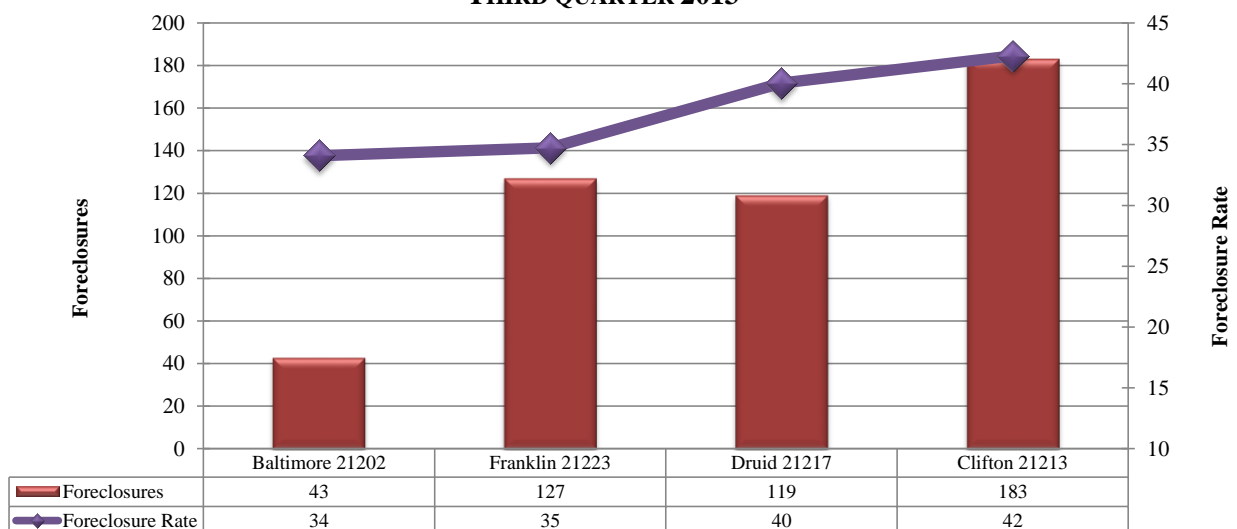
SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a “severe” foreclosure problem reported a total of 472 foreclosures in four communities, accounting for 6.3 percent of all foreclosures in *Hot Spots* communities and 4.1 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 39 and an average foreclosure index of 330.

Property foreclosures in “severe” foreclosure *Hot Spots* were all concentrated in Baltimore City (Table 7). The impacted communities in the City posted a weighted average foreclosure rate of one foreclosure per 39 homeowner households and an average foreclosure index of 330.

Communities with the highest foreclosure incidence include Clifton, Druid, Franklin and East Case in Baltimore City (Chart 10 and Table 8). The hardest hit community in Maryland during the third quarter of 2013 was the 21202 zip code community in Baltimore City. This community recorded a total of 43 foreclosures, resulting in a foreclosure rate of 34 homeowner households per foreclosure and a corresponding foreclosure index of 378. As a result, the foreclosure concentration in this community was 278 percent above the state average.

CHART 10
PROPERTY FORECLOSURES IN TOP 10
“SEVERE” *HOT SPOTS* JURISDICTIONS
THIRD QUARTER 2013



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 7
SEVERE FORECLOSURE *HOT SPOTS*
THIRD QUARTER 2013

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	4	472	100.0%	39	330
Maryland	4	472	100.0%	39	330

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 8
SEVERE FORECLOSURE HOT SPOTS IN MARYLAND
THIRD QUARTER 2013

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21202	Baltimore	43	34	378
Baltimore City	21223	Franklin	127	35	371
Baltimore City	21217	Druid	119	40	321
Baltimore City	21213	Clifton	183	42	304
All Communities			472	38	361

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

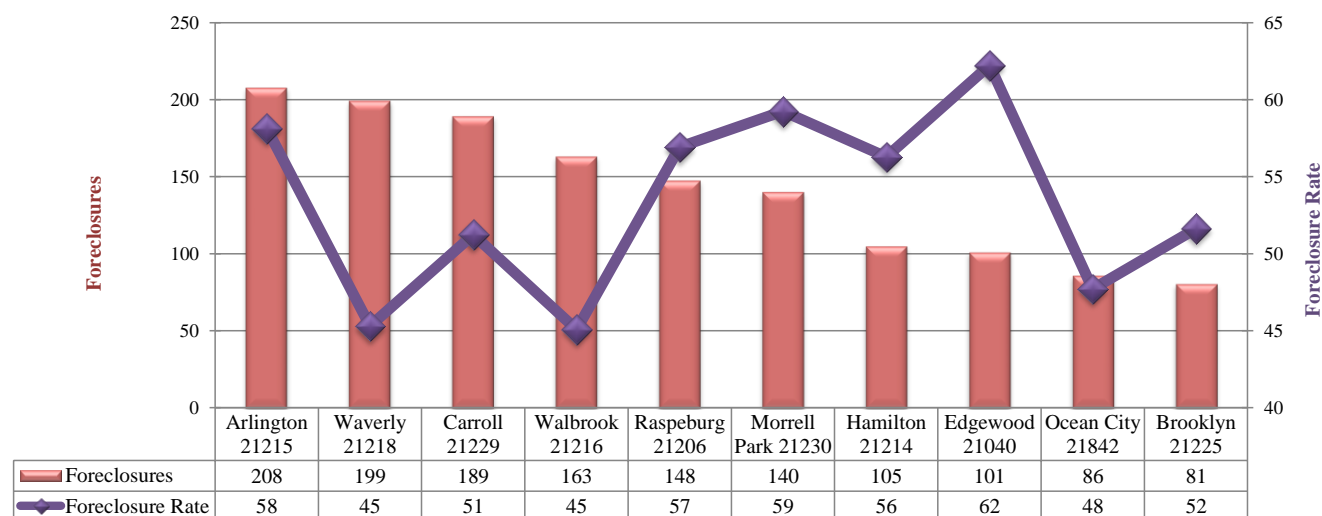
VERY HIGH FORECLOSURE HOT SPOTS

The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure problem recorded 1,701 events in 18 communities, representing 22.6 percent of foreclosures across all *Hot Spots* and 14.6 percent of foreclosures statewide. These communities had an average foreclosure rate of 53 and an average foreclosure index of 242.

Property foreclosures in “very high” foreclosure *Hot Spots* were highly concentrated in Anne Arundel, Baltimore, Worcester counties as well as Baltimore City (Table 9). Baltimore City with 1,284 foreclosures represented 75.5 percent of all foreclosures in the “very high” foreclosure category. The impacted communities in the City posted a weighted average foreclosure rate of one foreclosure per 52 homeowner households and an average foreclosure index of 246.

The top ten communities with the highest foreclosure incidence include Arlington, Waverly, Carroll, Walbrook, Raspeburg, Morrell Park and Hamilton in Baltimore City; Edgewood in Harford County; Ocean City in Worcester County; and Brooklyn in Anne Arundel County (Chart 11 and Table 10).

CHART 11
PROPERTY FORECLOSURES IN TOP 10
“VERY HIGH” HOT SPOTS JURISDICTIONS
THIRD QUARTER 2013



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 9
VERY HIGH FORECLOSURE *HOT SPOTS*
THIRD QUARTER 2013

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	119	7.0%	54	238	6,464
Baltimore	97	5.7%	55	233	5,391
Baltimore City	1284	75.5%	52	246	67,253
Harford	101	5.9%	62	207	6,285
Prince George's	13	0.8%	64	202	830
Worcester	86	5.1%	48	270	4,104
Maryland	1,701	100.0%	53	242	90,327

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 10
VERY HIGH FORECLOSURE *HOT SPOTS* IN MARYLAND
THIRD QUARTER 2013

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	81	52	249
Anne Arundel	20764	Shady Side	24	58	222
Anne Arundel	21226	Curtis Bay	15	62	208
Baltimore	21229	Carroll	28	51	251
Baltimore	21206	Raspeburg	69	57	226
Baltimore City	21205	Clifton East End	68	45	289
Baltimore City	21216	Walbrook	163	45	286
Baltimore City	21218	Waverly	199	45	284
Baltimore City	21229	Carroll	189	51	251
Baltimore City	21225	Brooklyn	48	52	249
Baltimore City	21214	Hamilton	105	56	229
Baltimore City	21206	Raspeburg	148	57	226
Baltimore City	21215	Arlington	208	58	221
Baltimore City	21230	Morrell Park	140	59	217
Baltimore City	21226	Curtis Bay	16	62	208
Harford	21040	Edgewood	101	62	207
Prince George's	20710	Bladensburg	13	64	202
Worcester	21842	Ocean City	86	48	270
All Communities			1,701	53	242

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

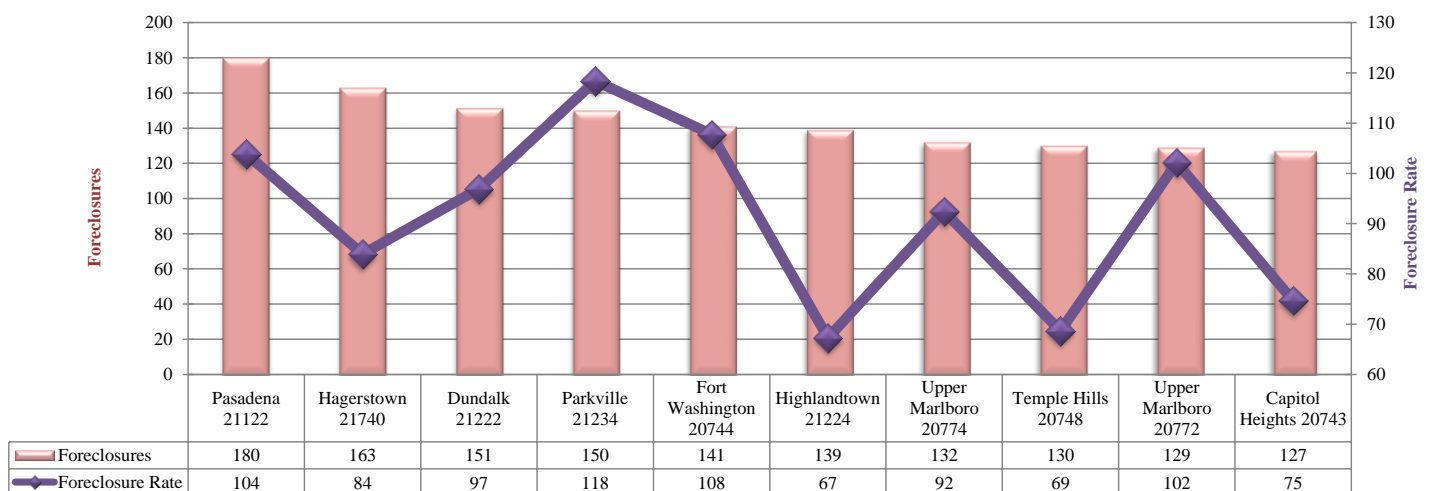
HIGH FORECLOSURE HOT SPOTS

The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 5,352 foreclosures in 86 communities, accounting for 71.1 percent of foreclosures in all *Hot Spots* and 46.1 percent of all foreclosures statewide (Table 11). These jurisdictions recorded an average foreclosure rate of 95 and an average foreclosure index of 136.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 18 jurisdictions including Anne Arundel, Baltimore, Calvert, Caroline, Charles, Dorchester, Frederick, Harford, Montgomery, Prince George’s, Queen Anne’s, Somerset, St. Mary’s, Talbot, Washington, Wicomico and Worcester counties as well as Baltimore City. Prince George’s County with 1,764 foreclosures, or 32.9 percent of all foreclosure events, represented the largest concentration of properties in this category. The County’s communities recorded an average foreclosure rate of 90 homeowner households per foreclosure and an average foreclosure index of 144.

The top ten communities with the highest foreclosure incidence in this group include Pasadena in Anne Arundel County; Hagerstown in Washington County; Dundalk and Parkville in Baltimore County; Capitol Heights, Temple Hills and Upper Marlboro in Prince George’s County; and Highlandtown in Baltimore City (Chart 12 and Table 11).

CHART 12
PROPERTY FORECLOSURES IN TOP 10
“HIGH” HOT SPOTS JURISDICTIONS
THIRD QUARTER 2013



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 11
HIGH FORECLOSURE *Hot Spots*
THIRD QUARTER 2013

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	621	11.6%	106	121	65,923
Baltimore	1,131	21.1%	99	130	112,364
Baltimore City	422	7.9%	81	159	34,094
Calvert	74	1.4%	81	159	6,006
Caroline	46	0.9%	88	147	4,032
Charles	278	5.2%	83	156	22,906
Dorchester	24	0.4%	72	180	1,719
Frederick	15	0.3%	93	138	1,402
Harford	198	3.7%	106	121	20,989
Montgomery	173	3.2%	101	128	17,400
Prince George's	1,764	32.9%	90	144	158,046
Queen Anne's	56	1.0%	102	126	5,701
Somerset	36	0.7%	100	129	3,600
St. Mary's	61	1.1%	101	127	6,174
Talbot	14	0.3%	77	167	1,080
Washington	174	3.3%	87	148	15,088
Wicomico	154	2.9%	118	109	18,175
Worcester	112	2.1%	100	129	11,139
Maryland	5,352	100.0%	95	136	505,837

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
THIRD QUARTER 2013

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21061	Glen Burnie	126	93	139
Anne Arundel	21122	Pasadena	180	104	124
Anne Arundel	21060	Glen Burnie	76	104	124
Anne Arundel	21037	Edgewater	60	110	117
Anne Arundel	20724	Laurel	38	113	114
Anne Arundel	21144	Severn	70	114	113
Anne Arundel	21113	Odenton	71	123	105
Baltimore	21224	Highlandtown	51	67	191
Baltimore	21133	Randallstown	98	77	167
Baltimore	21207	Gwynn Oak	109	77	166
Baltimore	21244	Windsor Mill	88	78	164
Baltimore	21239	Northwood	23	79	163
Baltimore	21222	Dundalk	151	97	133
Baltimore	21237	Rosedale	70	100	128
Baltimore	21220	Middle River	93	106	121
Baltimore	21221	Essex	94	106	121
Baltimore	21212	Govans	33	116	111
Baltimore	21227	Halethorpe	70	118	109
Baltimore	21234	Parkville	150	118	109
Baltimore	21117	Owings Mills	100	127	101
Baltimore City	21224	Highlandtown	139	67	191
Baltimore City	21231	Patterson	37	68	189
Baltimore City	21201	Baltimore	12	69	188
Baltimore City	21207	Gwynn Oak	42	77	166
Baltimore City	21239	Northwood	67	79	163
Baltimore City	21211	Hampden	52	87	148
Baltimore City	21222	Dundalk	11	97	133
Baltimore City	21212	Govans	47	116	111
Baltimore City	21234	Parkville	16	118	109
Calvert	20657	Lusby	74	81	159
Caroline	21629	Denton	34	81	159
Caroline	21639	Greensboro	12	107	120
Charles	20601	Waldorf	77	78	165
Charles	20616	Bryans Road	23	81	159
Charles	20602	Waldorf	70	83	156
Charles	20640	Indian Head	33	83	155
Charles	20603	Waldorf	75	87	148
Dorchester	21643	Hurlock	24	72	180
Frederick	21716	Brunswick	15	93	138
Harford	21017	Belcamp	24	71	182
Harford	21001	Aberdeen	60	99	130

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
THIRD QUARTER 2013

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Harford	21078	Havre de Grace	42	112	115
Harford	21009	Abingdon	72	120	108
Montgomery	20866	Burtonsville	38	88	146
Montgomery	20876	Germantown	59	101	128
Montgomery	20886	Montgomery Village	76	107	121
Prince George's	20747	District Heights	118	67	191
Prince George's	20748	Temple Hills	130	69	187
Prince George's	20746	Suitland	69	69	186
Prince George's	20784	Cheverly	79	70	184
Prince George's	20745	Oxon Hill	66	74	174
Prince George's	20781	Hyattsville	31	75	173
Prince George's	20743	Capitol Heights	127	75	172
Prince George's	20785	Cheverly	92	76	169
Prince George's	20607	Accokeek	36	78	164
Prince George's	20735	Clinton	125	87	147
Prince George's	20774	Upper Marlboro	132	92	139
Prince George's	20707	Laurel	69	101	128
Prince George's	20706	Lanham	92	101	127
Prince George's	20705	Beltsville	49	101	127
Prince George's	20772	Upper Marlboro	129	102	126
Prince George's	20613	Brandywine	31	106	122
Prince George's	20770	Greenbelt	41	108	120
Prince George's	20744	Fort Washington	141	108	119
Prince George's	20782	West Hyattsville	43	110	117
Prince George's	20720	Bowie	56	111	116
Prince George's	20716	Mitchellville	51	118	109
Prince George's	20737	Riverdale	26	121	106
Prince George's	20708	Laurel	31	126	102
Queen Anne's	21638	Grasonville	17	92	139
Queen Anne's	21617	Centreville	28	103	125
Queen Anne's	21658	Queenstown	11	114	113
Somerset	21817	Crisfield	18	87	148
Somerset	21853	Princess Anne	18	113	114
St. Mary's	20634	Great Mills	15	98	131
St. Mary's	20653	Lexington Park	46	102	126
Talbot	21673	Trappe	14	77	167
Washington	21740	Hagerstown	163	84	153
Washington	21782	Sharpsburg	11	127	101
Wicomico	21826	Fruitland	13	90	144

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
THIRD QUARTER 2013

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Wicomico	21830	Hebron	11	101	127
Wicomico	21801	Salisbury	58	119	108
Wicomico	21804	Salisbury	72	124	104
Worcester	21811	Berlin	83	96	134
Worcester	21863	Snow Hill	14	108	120
Worcester	21851	Pocomoke City	15	112	115
<i>All Communities</i>			5,352	95	136

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research